

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**MANAGEMENT CERTIFICATE  
OF  
BAILEY PARK HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Bailey Park Homeowners Association, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Bailey Park.
2. The name of the Association: Bailey Park Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Bailey Park, recorded as Document No. D222106984 in the Official Public Records of Tarrant County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Bailey Park Homeowners Association, Inc., c/o VCM, Inc., 5757 Alpha Road, Suite 680, Dallas, Texas 75240.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Bailey Park Homeowners Association, Inc. c/o VCM, Inc.
Mailing Address:	5757 Alpha Road, Suite 680, Dallas, Texas 75240
Attn:	Amber Anderson
Telephone Number:	972-612-2303
Email Address:	amber@vcmtexas.com

7. Website to access the Association's dedicatory instruments:  
<https://baileypark.nabrnetwork.com>
8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Working Capital Assessment - \$250.00 – New Home Owner

Working Capital Assessment – ½ of annual Regular Assessments Resale  
Owner

Reserve Fund Contribution - \$250.00

Transfer Fee - \$175.00

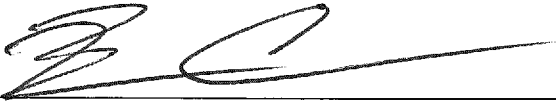
Resale Certificate Fee - \$340.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective on the date this instrument is Recorded.

**BAILEY PARK HOMEOWNERS ASSOCIATION, INC.,**  
a Texas nonprofit corporation

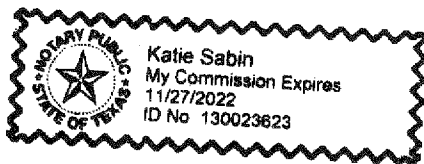
By:   
Name: Benjamin Clark  
Title: President

STATE OF TEXAS                   §  
   §  
COUNTY OF Tarrant           §

This instrument was acknowledged before me on the 23 day of March, 2022, by Benjamin Clark, the President of Bailey Park Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

  
Notary Public Signature



**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Bailey Park, recorded as Document No. D222106984, in the Official Public Records of Tarrant County, Texas, as the same may be amended from time to time.
2. Bailey Park Community Manual, recorded as Document No. D222110151 in the Official Public Records of Tarrant County, Texas, as the same may be amended and supplemented from time to time.
3. Bailey Park Notice of Plat Recordation [Phase 1], recorded as Document No. D222110233, in the Official Public Records of Tarrant County, Texas.

ATTACHMENT 1

BAILEY PARK HOMEOWNERS ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE